

SITE PLAN NOTES

PAVEMENT

- (P1) STANDARD DUTY ASPHALT PAVING
- (P2) MODIFIED INDOT CLASS III APPROACH
- (P3) STANDARD DUTY CONCRETE
- (P4) BLACK DYED STAINED CONCRETE PAVEMENT
- (P5) STORM INLET WITH CONCRETE APRON
- (P6) MATCH EXISTING PAVEMENT

HARDSCAPE

- (H1) 6" STRAIGHT CURB
- (H2) INTEGRAL WALK AND CURB
- (H3) MATCH EXISTING CURB
- (H4) ALL CURB RADI TO BE 5' UNLESS OTHERWISE NOTED ON PLANS
- (H5) CONCRETE PARKING BARRIER
- (H6) CONCRETE SIDEWALK
- (H7) FUTURE 6" MULTI-USE PATH TO BE INSTALLED BY THE DEVELOPER, WILFONG INVESTMENT COMPANY.
- (H8) ADA RAMPS
- (H9) PAVEMENT FLUSH WITH CURB
- (H10) TRANSITION CURB FROM FLUSH TO FULL HEIGHT IN 12" (UNLESS TAPER LENGTH NOTED IN PLAN)
- (H11) TRANSFORMER PAD LOCATION
- (H12) ADJUST CASTING TO GRADE
- (H13) MATCH EXISTING SIDEWALK
- (H14) REPLACE CURB AND WALK AS NEEDED FOR THE INSTALLATION OF THE PRIVATE WATER CONNECTION.

BUILDING ACCESSORIES

- (B1) DUMPSTER ENCLOSURE
- (B2) CONCRETE PATIO (840± SF)
- (B3) CANOPY/AWNING

ACCESSORIES

- (A1) BOLLARDS (TO BE PLACED TO PROTECT GAS METER, ELECTRICAL AND TELEPHONE EQUIPMENT AND DUMPSTER ENCLOSURE)
- (A2) LIGHT POLE AND BASE (TO BE PLACED 2' FROM BACK OF CURB AS MEASURED FROM THE FACE OF POLE FOUNDATIONS)
- (A3) BIKE RACK
- (A4) 5' TALL, 2X2" BRICK COLUMNS WITH CAP WITH DECORATIVE ALUMINUM FENCING IN BETWEEN THE COLUMNS.
- (A5) TABLE AND CHAIRS (METAL, DARK COLOR, MECHANICALLY FASTENED DOWN)
- (A6) BENCHES (METAL, DARK COLOR, MECHANICALLY FASTENED DOWN)

SIGNAGE & MARKINGS

- (S1) ACCESSIBLE PARKING SPACE
- (S2) STOP SIGN
- (S3) PEDESTRIAN CROSSWALK
- (S4) 4" PAINTED WHITE SOLID LINES (TYP)
- (S5) 4" PAINTED WHITE SOLID LINE ISLAND
- (S6) 24" PAINTED WHITE STOP BAR
- (S7) PAINTED WHITE DIRECTIONAL TRAFFIC ARROWS

SITE PLAN LEGEND

UTILITIES

- CISTERN
- DRINKING FOUNTAIN
- FIRE DEPT HOOKUP
- FIRE HYDRANT
- POST INDICATOR VALVE
- CHILLED WATER MANHOLE
- WATER MANHOLE
- SPRINKLER CONTROL BOX
- SPRINKLER CONTROL VALVE
- SPRINKLER
- SPIGOT
- WELL HEAD
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- ELECTRIC MANHOLE
- ELECTRIC OUTLET
- ELECTRIC METER
- ELECTRICAL RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- GENERATOR
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER
- MONITORING WELL
- LIQUID PROPANE GAS TANK
- ORNAMENTAL LIGHT
- STREET LIGHT
- PARKING LOT LIGHT (1 HEAD)
- PARKING LOT LIGHT (2 HEAD)
- PARKING LOT LIGHT (3 HEAD)
- PARKING LOT LIGHT (4 HEAD)
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS JUNCTION BOX
- COMMUNICATIONS RISER
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL
- STORM CLEANOUT
- BEEHIVE INLET
- CURB INLET
- FLOOR DRAIN
- ROUND INLET
- SQUARE INLET
- STORM MANHOLE
- DOWN SPOUT
- SANITARY SEWER CLEANOUT
- LIFT STATION
- SANITARY SEWER MANHOLE
- SANITARY STUB MARKER
- SEPTIC TANK
- DISTRIBUTION BOX

OTHER

- FLAG POLE
- SIGN
- POST
- GATE POST
- BOLLARD
- PARKING METER
- PARKING WHEEL STOP
- ACCESSIBLE SPACE
- PARKING COUNT

ABBREVIATIONS

- ROW RIGHT OF WAY
- BSL BUILDING SETBACK LINE
- ESMT EASEMENT
- D.&U.E. DRAINAGE AND UTILITY EASEMENT
- FFE FINISH FLOOR ELEVATION

SITE PLAN GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS: FINAL RULE 29 CFR PART 1926. SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
- BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
- ALL DIMENSIONS ARE BASED ON FACE OF CURB OR BACK OF ROLL CURBS OR FACE OF BUILDING.
- SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
- COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
- FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
- DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
- RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
- THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
- REFER TO SHEET C202 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.
- PROPOSED CURB TO BE 6" HIGH UNLESS OTHERWISE NOTED
- HANDICAP REQUIREMENTS SHOWN ON THE DRAWINGS ARE MINIMUM REQUIREMENTS. DEVELOPMENT SHALL BE IN ACCORDANCE WITH FEDERAL AND LOCAL REQUIREMENTS FOR HANDICAP ACCESSIBILITY, INCLUDING BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.
- PRIOR TO FINAL ACCEPTANCE OF STORE BY OWNER, THE SITE SHALL BE CLEAN OF ALL DEBRIS AND TRASH.

SITE DATA

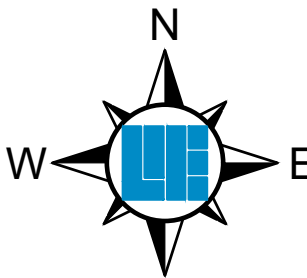
SITE AREA = 1.22± AC  
BUILDING AREA = 3,174± SF  
PATIO AREA = 840± SF  
PERCENT IMPERVIOUS = 66%  
ZONING = PUD (SPRINGMILL POINTE PUD)  
SR 32 OVERLAY AND ZONE GB  
FRONT YARD BSL REQUIRED = 0 FT  
REAR YARD BSL REQUIRED = 60 FT  
SIDE YARD BSL REQUIRED = 20 FT  
PARKING REQUIREMENT: DETERMINED BY DIRECTOR  
PARKING DIMENSIONS = 9' x 18'  
BIKE PARKING REQUIRED = 1 SPACES  
PARKING PROVIDED:  
10 - STANDARD SPACES  
1 - ADA SPACES  
11 - TOTAL SPACES

PAVEMENT

- STANDARD DUTY ASPHALT
- CONCRETE PAVEMENT
- RIGHT OF WAY PAVEMENT

LINE TYPES

- RIGHT OF WAY LINE
- FENCE
- GUARD RAIL
- BUILDING SETBACK LINE
- BOUNDARY LINE
- SECTION LINE



PLAN CERTIFICATE NOTE:  
ORIGINAL ALTA/SURVEY, TOPOGRAPHY, UTILITIES, STORM SEWERS AND ALL OTHER EXISTING CONDITIONS ITEMS WERE PREPARED BY U.S. SURVEYOR  
DATED 12/03/2020

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**WEIHE**  
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REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
TAC SUBMITTAL	04/17/2021	BS	W210127
DESIGN REVISION	05/17/2021	BS	W210127
TAC REVISIONS	05/17/2021	BS	W210127
DESIGN BY		BS	
DESIGNED BY		BS	
CHECKED BY		BS	
DATE	05/17/2021		

STEVEN SCOTT RUCKER, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
NO. 11900279  
05/17/2021  
STEVEN SCOTT RUCKER, P.E. 11900279

PREPARED FOR:  
**VALVOLINE**  
Valvoline  
22 EAST SPRING MILL POINTE DR., WESTFIELD, IN 46074  
SHEET NO.  
**C201**  
PROJECT NO.  
W21.0127